4 Heather Garth
Driffield, East Yorkshire YO25 6UT
Price £395,000

WOOLLEY & PARKS

IMPRESSIVE DETACHED PROPERTY IN AN IMMACULATE CONDITION 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This beautiful three storey home has been lovingly enhanced and maintained by the current owners to an excellent standard throughout + a newly installed Air Source Heat Pump. Naturally light and inviting with well proportioned rooms, quality fixtures and a modern decor that would suit any buyer. Attractive and hugely versatile accommodation with an inviting entrance hall, cloakroom/w/c formal lounge and separate dining room with superb fitted kitchen and utility area all to the ground floor with four bedrooms, Main boasting updated en-suite and family bathroom to the first with two further bedrooms to the second. Externally the property enjoys a good sized plot with an enclosed rear garden plus single garage and double width drive. Located within a sought after setting within the vibrant market town of Driffield benefiting from a wide variety of amenities to hand plus well regarded schools and transport links. Competitively priced and with no onward chain this family home simply has to be viewed to appreciate the full size and quality of the property on offer.

Entrance Hallway
16'3" x 5'8" (4.97 x 1.73)
Warm and inviting entrance hall with composite door to front elevation, straight flight oak and glass panelled staircase leads to first floor accommodation with attractive fitted coving, wood effect flooring and stylish vertical radiator.

Cloakroom/W/C
8'2" x 2'10" (2.49 x 0.87)
Fitted with a updated two piece suite comprising low flush w/c and vanity style unit incorporating hand wash basin and storage, part wood panelled walls, attractive fitted coving, wood effect flooring, central heating radiator and double glazed window to side elevation,

Living Room
19'8" x 11'7" (6.00 x 3.55)
Beautifully presented formal lounge with double glazed bay window to front elevation, feature fire surround with mosaic tiled insert and timber surround creates a superb focal point to the room, attractive fitted coving, oak panelled glazed doors, central heating radiator and fitted carpets.

Dining Room
11'6" x 10'11" (3.53 x 3.34)
Naturally light formal dining area with double glazed French doors to rear elevation boasting unspoiled garden views with fitted coving, central heating radiator and wood effect flooring.

Kitchen
14'6" x 9'1" (4.43 x 2.79)
Bespoke fitted kitchen offering a comprehensive range of wall, base and drawer units in a solid country cream finish complete with butcher block work surfaces and tiled splash backs, inset one and half bowl ceramic sink unit with drainer and mixer tap over, Range style included with fitted extractor plus integrated dishwasher and built in wine rack with further space and plumbing for free standing appliances, double glazed window to rear elevation with attractive fitted coving, inset LED spot lighting and wood effect flooring throughout.

Utility Area
7'6" x 6'7" (2.31 x 2.02)
Fitted with a matching range of wall and base units complete with butcher block work surfaces and tiled splash backs, inset singe bowl ceramic sink unit with drainer and mixer tap over, plumbing and space for free standing appliances, double glazed external door to side and window to front with stylish vertical radiator and woof effect flooring.

FIRST FLOOR

First Floor Landing
15'7" x 8'10" (4.75 x 2.71)
Impressive first floor landing with continued oak and glass staircase throughout with double glazed window to front elevation, central heating radiator and fitted carpets.

Main Bedroom
11'8" x 11'7" (3.58 x 3.55)
Generous main bedroom with double glazed window to front elevation, attractive decor and fitted coving with central heating radiator and fitted carpets.

En-Suite Shower Room
8'6" x 5'10" (2.61 x 1.78)
Updated en-suite comprising double length wet walled shower cubicle with drench shower head and separate attachment, vanity style unit incorporating hand wash basin and gloss fronted storage plus low flush w/c, wall mounted touch light mirror with chrome heated towel rail, fully tiled walls, double glazed window to side elevation, fitted extractor and attractive flooring throughout.

Bedroom Two
11'3" x 8'7" (3.44 x 2.63)
A further good sized double bedroom with double glazed window to rear elevation, attractive coving, central heating radiator and fitted carpets.

Bedroom Three
11'8" x 8'3" (3.57 x 2.53)
Spacious double bedroom with double glazed window to front elevation, fitted coving, central heating radiator and fitted carpets.

Bedroom Four
9'4" x 6'3" (plus wardrobes) (2.86 x 1.92 (plus wardrobes))
Currently used as a dressing room however would make an ideal double bedroom or home office with double glazed window to rear elevation, fitted coving, central heating radiator and fitted carpets.

Family Bathroom
8'9" x 5'5" (2.68 x 1.66)
Updated family bathroom with panelled bath complete with wet walled surround, glass screen and mains powered shower over, vanity style unit incorporating hand wash basin and low flush w/c with gloss fronted storage, fully tiled walls, inset LED spot lighting, wall mounted chrome heated towel rail, fitted extractor, double glazed window to rear elevation and mosaic patterned flooring.

SECOND FLOOR

Landing
5'10" x 3'1" (1.80 x 0.96)
Oak and glass balustrade continues to second floor accommodation with sky light window to the landing, central heating radiator and fitted carpets.

Bedroom Five
14'0" x 11'7" (max) (4.28 x 3.55 (max))
A further good sized double bedroom with sky light windows, central heating radiator and fitted carpets.

Bedroom Six
14'1" x 10'11" (max) (4.31 x 3.35 (max))
Naturally light and hugely versatile with sky light windows to dual aspect, central heating radiator and fitted carpets.

External
Enclosed garden to the rear having been mainly laid to lawn with an impressive wrap around tiled patio area that would be ideal for entertaining, timber fenced surround, external storage and gated side access.

Garage and Drive
Single garage with up and over door, power supply and light. The garage is accessed via double width drive providing ample off road parking.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band E.

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

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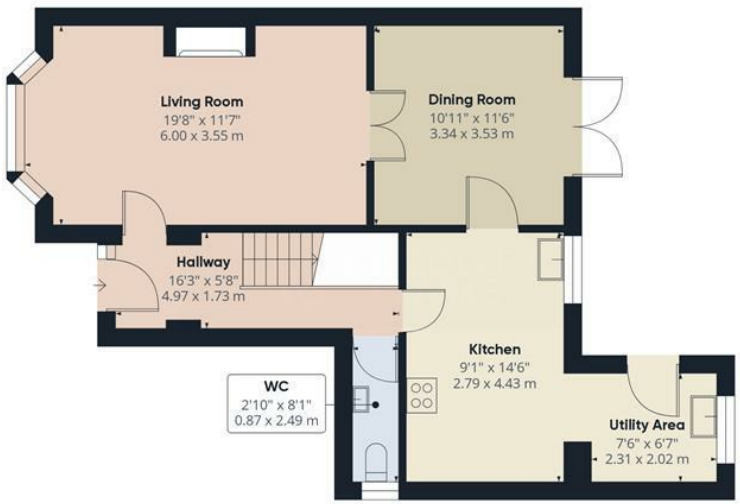
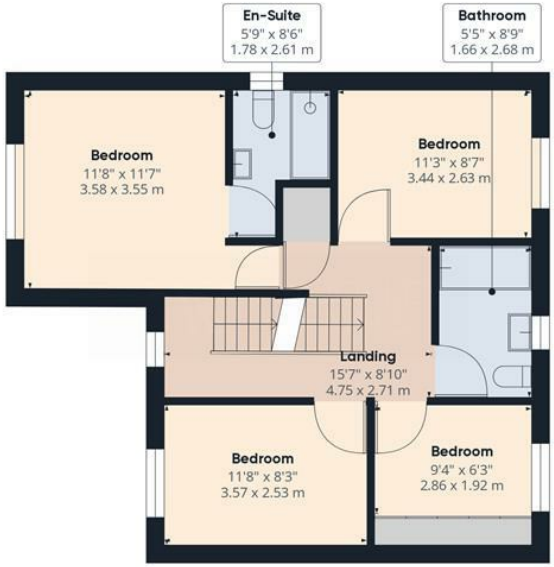
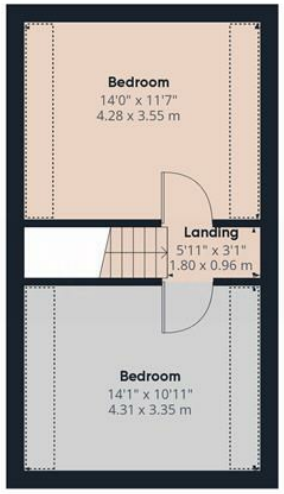


Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

1641.79 ft²

152.53 m²

Reduced headroom

77.95 ft²

7.24 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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